

PHILIP WERTHEIMER, a witness for the Petitioner, being first duly sworn, deposes and says:

By Mr. McSherry:

Q Will you state your name, please?

A Philip Wertheimer.

Q What is your occupation?

A Real estate and insurance.

Q How long have you been in real estate?

A 29 years.

Q You are a licensed real estate man?

A Yes, a member of the National Association and of the Frederick County Association.

Q Have you appraised the Hayward farm known as Brockton Orchards, near Harmony Grove?

A I have.

Q Will you describe your appraisal ?

A The property in question is a small gentlemen's estate with approximately 149 acres off of Route 15. The farm has a lot of road frontage on a County Road - secondary road. No frontage on Route 15. The land is level, of excellent quality. It is among the top farm land in the County. For the amount of acreage the farm is badly overbuilt. It has a tremendous brick slate-roof mansion house, one brick dwelling house and three frame dwelling houses. It has two concrete barns, one with 26 stanchions and one with 11 stanchions; and ten other outbuildings, most of which are in an excellent state of repair. The mansion house, the state of repair is good, but from the standpoint of modern living it is obsolete.

In seeking some method to find what I considered the fair market price, I tried to use a formula on the rental of the farm, that is, the farm without the mansion house, and the figure we come up with was utterly absurd, at \$228 a month rent.